बढ़ते हुए शहरीकरण पर विश्व बैंक की रिपोर्ट

3399. **श्री सोमपाल:** क्या शहरी विकास मंत्री यह बताने की कृपा करेंगे कि:

(क) क्या सरकार का ध्यान 23 जून, 1994 के "इकोनॉमिक टाइम्स" में प्रकाशित उस समाचार की ओर आकृष्ट किया गया है जिसमें यह बताया गया है कि विश्व बैंक ने अपनी नवीनतम रिपोर्ट में भारत को बढ़ते हुए शहरीकरण के विरुद्ध सावधान किया है;

(ख) क्या विश्व बैंक का यह विचार सही है कि इस प्रकार के शहरीकरण तथा शहरों में रह रही जनसंख्या से भविष्य में जल, भूमि और वातावरण पर असह्य बोझ पड़ने वाला है;

(ग) यदि हां, तो क्या सरकार इस सिलसिले में एक दीर्घकालीन नीति तैयार करने पर विचार कर रही है;

(घ) यदि हां, तो इस नीति की मुख्य विशेषताएं क्या होंगी; और

(ङ) यदि नहीं, तो उसके क्या कारण हैं?

शहरी विकास मंत्रालय के राज्य मंत्री (श्री पी.के. थुंगन): (क) जी, हां।

(ख) यह एक जाना-माना तथ्य है कि शहरीकरण और जनसंख्या का केन्द्रीकरण का सामान्यत: जल संसाधनों, भूमि तथा पर्यावरण पर दबाव पड़ता है। भारत भी इस का अपवाद नहीं है। तथापि, यह कहना कि यह दबाव "असह्य" होता है, साबित करने के लिए विस्तृत आंकलन उपलब्ध नहीं हैं।

(ग) से (ङ) शहरी विकास राज्य का विषय होने के नाते, इस विषय पर कोई दीर्घकालिक नीति तैयार करने से, पूर्व राज्य सरकारों और संघ राज्यों के विचार जानना आवश्यक होगा। इस बाबत् राज्य सरकारों से परामर्श की प्रक्रिया भारत सरकार द्वारा शुरू की जा चुकी है।

Subletting premises on Government allotted land

3400. SHRI VIREN J. SHAH:
SHRI PRAMOD MAHAJAN:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the details of Institutions which have been found guilty of illegal earnings from letting out their premises built on Government allotted land during each of the last three years in each of the metropolitan cities;

(b) how many of them have been penalised for the misuse of the premises in violation of the terms and conditions mentioned in the allotment letters;

(c) what preventive steps have been taken to stop these irregularities; and

(d) what action has been taken against such defaulters and what amount of penalities have been imposed and recovered from them?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P.K. THUNGON): (a) to (d) The information is being collected and will be laid on the Table of the Sabha.

Prices of Land in Delhi

3401. SHRI VIREN J. SHAH:
SHRI PRAMOD MAHAJAN:

Will the Minister of URBAN DEVELOPMENT be pleased to refer to the answer to unstarred question 6172 given in the Rajya Sabha on 6th May, 1994 regarding fixation of land rates in Delhi and state:

(a) what are the reasons for which the complete information asked for in part (a) of the question has not been supplied;

(b) whether the information was not readily available with the Ministry; and

(c) if so, will the Minister lay on the Table of House a copy each of the statements giving information relating to the period ending 31st March, 1994, 31st March, 1990 and 31st March, 1980?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P.K. THUNGON): (a) to (c) Information is being gathered and will be placed on the Table of the Sabha soon.

Anomalies in Conversion Scheme from Lease Hold to Free Hold

3402. SHRI VIREN J. SHAH:
SHRI PRAMOD MAHAJAN:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Delhi High Court has recently directed the Ministry of Urban

Development to remove certain anomalies from the conversion scheme from lease hold to free hold in respect of certain colonies and resettlement and rehabilitation colonies in Delhi;

(b) if so, what are the details of the order in this regard;

(c) what are the details of such anomalies;

(d) what steps Government have taken to remove the anomalies;

(e) whether Government have fixed any conversion charges in respect of flats, plots, evacuee properties, DDA and Nazul properties on which displaced persons were settled after partition and flats built on land allotted to cooperative societies etc.;

(f) if so, what are the details in this regard and conversion charges colony-wise; and

(g) whether Government have extended the date for receipt of applications, if so, upto what date?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P.K. THUNGON): (a) Yes, Sir.

(b) to (d) The Delhi High Court in their order dated 27.5.94 observed that:—

(i) The residuary rights of the Govt. in respect of lessees in rehabilitation colonies, who are paying nominal ground rent of Re. 1 and in whose case first sale is exempt from payment of unearned increase cannot be same as in other cases. Therefore, a justification exists for different rates for this category.

(ii) In respect of Wazirpur - Ashok Vihar it was contended by the petitioners that Govt. had notified two different rates i.e. Rs. 3225 and Rs. 1510 for Wazirpur and Ashok Vihar respectively. Whereas in the brochure brought out by the Delhi Development Authority, uniform rate of Rs. 3225 has been prescribed for calculation of conversion fee. The Court accordingly desired that there is a need for clarification/rectification in this regard. The Court has directed Govt. to rectify/clarify before 30.9.94 failing which the scheme would be declared as inoperative and unenforceable for all purposes. The Govt. have already initiated steps in this regard like consultation with Ministry of Law, DDA and other concerned agencies.

(e) and (f) Conversion charges in respect of flats have been prescribed categorywise. However, in respect of built up plots they have been prescribed on graded basis depending on the size of the plot. The conversion fee is calculated on the basis of land rates as notified by the Govt. w.e.f. 1.4.87. These rates are indicated in the statement (*see* below).

(g) The scheme is open ended and there is no last date for submission of applications.

Statement

Land Rates for Conversion from Lease hold to Free hold

Copy of Ministry of Urban Development letter No. J-22022/4/86-LD (DOI) dated 1st June, 1987 regarding Schedule of market rates of land in different areas of Delhi/New Delhi under the control of Land & Development Office.

The Schedule of market rates of land in Delhi/New Delhi have been revised with effect from 1.4.87 and the revised rates are as shown in the schedule annexed to this letter. The revised rates shall be in force for all purposes except for (i) hotels, (ii) cinemas and (iii) for the purpose of recovery of unearned increase due to the lessor while granting permission for sale in respect of residential leases measuring 100 Sq. yd. (83.613 sq. mts.).

2. (a) The market rates for commercial purposes for Zone- I are based on a FAR of 250 and for the other Zones on existing FARs.

(b) Residential rates are based on the existiang FAR prescribed for various areas.

NOTE: These rates will be reduced or increased proportionate to the reduction or increase in FAR.

3. For the purpose of calculating and recovering lessor's share of unearned increase while granting sale permissions in respect of the residential leases measuring 100 sq.yds. (83.613 sq.m.) or less, the land rates laid down in this Ministry's letter No.J-22011/3/80-LD(DOI) dated the 21st October, 1981 will be applicable for a period of two years from 1.4.81 to 31.3.89.

4. In so far as hotel and cinema sites are concerned, each case should be specifically considered in consultation with the Ministry of Finance.

5. For any locality not covered by the schedule annexed hereto the rates for comparable areas will be applied.

6. These rates are effective from 1st April, 1987 to 31st March, 1989.

7. The review of these rates should be taken up by the Land & Development Officer well before the date of expiry.

8. This issues with the concurrence of the Ministry of Finance.

Schedule of market rate of land in Delhi/New Delhi (Annexed with Ministry of Urban Development Letter No. J-22011/4/86-LD(DOI) Dated 1.6.87

Sl. No.	Name of the locality	Residential Rs. per sq. mts.	Commercial Rs. per sq. mts.
Zone-I			
Central zone			
1.	Connaught Place	8000	23000
2.	Connaught Circus	8000	23000
3.	Connaught Place Extn. upto commercial zone	8000	23000
4.	Barakhamba Road (beyond Connaught Place Extn. upto commercial zone.)	8000	23000
5.	Curzon Road beyond Connaught Place Extn. upto commercial zone.	8000	23000
6.	Hanuman Road (commercial zone)	8000	23000
7.	Janpath beyond (C. Place Extn. upto Windsor Place)	8000	23000
8.	Bhagwan Das Road	8000	23000
9.	Hailey Road	8000	23000
10.	Hanuman Road (residence zone)	8000	23000
11.	Baird Road	8000	23000
12.	Jain Mandir Road	8000	23000
13.	Jantar Mantar Road beyond C. Place Extn.	8000	23000
14.	Lady Harding Rd.	8000	23000
15.	Mandir Marg	8000	23000
16.	Area outside the extented commercial zone, Parliament street	8000	23000
17.	Minto Road	8000	23000
18.	Punchkuian Road	8000	23000
19.	Bhagat Singh Market	8000	23000
20.	Babar Road	8000	23000
21.	Krishna Mkt. Pahar Ganj	8000	23000
22.	Mathura Road Press	8000	23000
23.	Jhandewalan	8000	23000
24.	Motia Khan (including 'C' type tenements)	8000	23000

Sl. No.	Name of the locality	Residential Rs. per sq.mts	Commercial Rs. per sq. mts.
Zone-II			
South Zone			
1.	Khan Market	6000	10800
2.	Diplomatic Enclave	6000	10800
3.	Diplomatic Enclave Extn.	6000	10800
4.	Golf Links	6000	10800
5.	Aurangzeb Road	6000	10800
6.	Prithviraj Road	6000	10800
7.	Tis January Marg.	6000	10800
8.	Ratendon Road	6000	10800
9.	Humayun Road	6000	10800
10.	Jor Bagh	6000	10800
11.	Sunder Nagar	6000	10800
12.	Andrewsganj	5500	9900
13.	Sadiq Nagar	5500	9900
14.	Defence Colony	5000	9000
15.	R. K.Puram	5000	9000
16.	Moti Bagh	5000	9000
17.	Lodhi Road	5000	9000
18.	Lodhi Estate	5000	9000
19.	Aliganj	5000	9000
20.	Sewa Nagar	5000	9000
21.	Lajpat Nagar Facing Ring Road	4000	9000
22.	Vasant Vihar othar than DDA Land	4000	9000
23.	Lajpat Nagar(I to IV)	4000	7200
24.	Nizamuddin	4000	7200
25.	Jangpura	4000	7200
26.	Kalkaji	4000	7200
27.	Malviya Nagar (Extn.) Old	3600	6480
28.	M. B. Road	3600	6480
Zone-II			
West Delhi			
1.	Ajmal Khan Road	5000	9000
2.	Gaffar Market	5000	9000
3.	Karol Bagh	5000	9000
4.	M. M. Road	5000	9000
5.	Rani Jhansi Market	5000	9000
6.	Link Road (Karol Bagh)	5000	9000
7.	Deshbandhu Gupta Market	5000	9000
8.	Patel Nagar (East, West & South)	5000	9000
9.	Rajinder Nagar (Old & New)	5000	9000
10.	Rohtak Road (Old & New)	4000	7200
11.	Nazafgarh Industrial Area	3000	6000
12.	Rameshwari Nehru Nagar	3000	5400
13.	Moti Nagar	3000	5400
14.	Sarai Rohilla	3000	5400
15.	Tilak Nagar	3000	5400
16.	Tihar I & II	3000	5400
17.	Ramesh Nagar	3000	5400
18.	Industrial Area Extn.	3000	5400

Sl. No.	Name of the loclity	Residential Rs. per sq. mts	Commercial Rs. per sq. mts.
Zone-IV			
North Delhi			
1.	Kamla Nagar	3000	6000
2.	Rup Nagar	3000	6000
3.	Shakti Nagar	3000	6000
4.	Qutab Road	3000	6000
5.	Roshnara Road	3000	6000
6.	Lajpat Rai Market	3000	5400
7.	Ansari Market	3000	5400
8.	Jawahar Nagar	3000	5400
9.	Khurshid Market	3000	5400
10.	Teliwara	3000	5400
11.	Azad Market	3000	5400
12.	Mall Road	3000	5400
13.	Rajpura Road	3000	5400
14.	Malka Ganj	3000	5400
15.	Alipur Road	3000	5400
16.	Gokhale Market	3000	5400
17.	Hathi Khana	3000	5400
18.	Khanna Mkt. (near Tis Hazari)	3000	5400
19.	Lehna Singh Market	3000	5400
20.	Nicholsan Road	3000	5400
21.	Vijay Nagar	3000	5400
22.	Ashok Market	3000	5400
23.	Subzimandi	3000	5400
24.	Indira Nagar	2500	4500
25.	Azadpur	2500	4500
26.	Andha Mughal	2500	4500
27.	Band Stand Area Ext. (BSA)	2500	4500
28.	Bharat Nagar	2500	4500
29.	Gur-ki-Mandi	2500	4500
30.	Gulabi Bagh	2500	4500
31.	Kingsway Camp	2500	4500
32.	Timarpur	2500	4500
33.	Angoori Bagh	2500	4500
34.	Edward Lines	2500	4500
35.	Kakikat Nagar	2500	4500
36.	Hudson Lines	2500	4500
Zone-V			
East Zone			
1.	Jheel Kuranja	1200	2160
2.	Geeta Colony	1200	2160
	Narela & other outlying	850	1530